

PORSF  
11.3.31.1.1

**FOURTH LEASE AMENDMENT  
BETWEEN  
THE PORT OF PORTLAND  
AND  
BENSON INDUSTRIES, INC.**

THIS FOURTH LEASE AMENDMENT ("Amendment No. 4") effective as of August 1, 2002, is entered into by and between THE PORT OF PORTLAND, a port district of the State of Oregon (the "Port") and BENSON INDUSTRIES, INC. ("Lessee").

**RECITALS**

A. The Port and Lessee executed a Lease of Land and Improvements at Terminal 1 North dated effective October 29, 1998 (Port Lease No. 98-187), as amended by First Lease Amendment dated effective April 6, 2000, Second Lease Amendment dated effective July 1, 2001 and Third Lease Amendment dated effective June 1, 2002 (as amended, the "Lease").

B. The Port and Lessee desire to supplement, modify and amend the Lease to extend the termination date of the Lease from December 31, 2002 to June 30, 2003.

NOW, THEREFORE, the parties, intending to be legally bound by the terms and conditions contained in this Amendment No. 4 and in consideration of the mutual covenants set forth below, agree as follows:

**AGREEMENT**

**1. TERM**

The term of the Lease ("Lease Term") shall be extended through June 30, 2003 ("Expiration Date"), unless otherwise terminated pursuant to the terms of the Lease.

**2. SAVINGS CLAUSE**

Except as expressly modified by this Amendment No. 4 the Lease shall remain in full force and effect according to its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 4 as of the date set forth above.

BENSON INDUSTRIES, INC.

By: [Signature]

Title: Vice President / Treasurer

PORT OF PORTLAND

By: [Signature]

Title: EXECUTIVE DIRECTOR

APPROVED AS TO LEGAL SUFFICIENCY  
FOR THE PORT OF PORTLAND

By: [Signature]  
Counsel for the Port of Portland

